

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	29				
(10) Total by Income Table A/A3			0	0	0	29					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	29	0	0	0	0	29	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	0	0	0	0	0	29	0	0	-	29	0
Total RHNA by COG. Enter allocation number:		0	0	0	0	0	0	29	0	0	0	29	0
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Density Bonus	Provide a 25% density bonus for developers who make 10% of units affordable to households earning 50% of AMI or 20% of units affordable to households	2006-2014	Ongoing program to grant bonuses as provided in Zoning Ordinance
Second Unit Ordinance	Amend Zoning Ordinance to comply with AB 1866/ Provide ongoing program to approved second units	2006-2014	Ongoing program to approve second dwelling units
Mortgage Assistance Program	Provide assistance to qualified first-time homebuyers. To be utilized in Transit Village for sale of townhomes to low-moderate income families.	2012-2014	No actions taken in 2013
Mobile Home First Time Homebuyer Program	Provide down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.	2006-2014	No actions taken in 2013

Affordable Housing Land Bank	Acquire & assemble parcels for new construction of affordable single and multifamily units using Housing set-aside & other funds	2006-2014	NO actions taken in 2013
Affordable Housing Construction Program	Provide funding (land and/or low-interest, deferred interest or residual receipts) loans to nonprofit affordable housing organizations to construct new affordable units to replace units demolished by public actions & build new affordable housing	2006-2014	Land Use approvals obtained in 2012 and building permits to be issued in 2013 to provide for 11 extremely low income units for emancipated youth/students. Certificate of Occupancy issued for 78 affordable units within Transit Village.
Small Lot Consolidation	City to play active role in facilitating lot consolidations and offer identified incentives.	2012-2014	Ongoing program. No actions taken in 2013
Large Site Development	City to play active role in facilitating land divisions and lot line adjustments to assist housing development for lower income households.	2012-2014	Ongoing program. No actions taken in 2013.
Rezoning to provide Adequate Sites for RHNA	Rezone land to provide sufficient sites for Very-Low and Low Income RHNA allocation.	2012	Rezoning completed October 2012
Single Family Rehabilitation Loan	Provide rehabilitation loans to owner-occupants of single family houses and mobile homes who earn 80% or less of AMI.	2006-2014	No new actions taken in 2013
Multifamily & Single Family Rental Rehabilitation Loans	Low-interest loans to owners of single and multifamily rental properties	2006-2014	No new actions taken in 2013
Emergency Grant	One-time grants for housing repairs to very low income (50% of median or less) owner-occupants of single family homes.	2006-2014	No new actions taken in 2013, 227 grants funded 2006-2011
Rental Housing Inspection	Building & Safety inspection of all residential rental properties on a regular schedule.	2006-2014	Ongoing program
Mobile Home Space Rent Control	Regulates increases in month to month rent costs for mobile home park spaces to ensure affordability	2006-2014	Ongoing program

Enforcement of Mobile Home Park Lease Term Ordinances	Forbids mobile home park owners from requiring residents to sign lease/rental that exempts space from rent control	2006-2014	Ongoing program
Mobile Home Park Homeownership & Rehabilitation	Makes loans to eligible households for purchase of homes in 3 City owned parks	2006-2014	Ongoing program
Mortgage Revenue Bond	Issuance of mortgage revenue bonds for purchase and rehabilitation or new construction.	2006-2014	No new actions taken in 2013.
Conversion of At-Risk Units	Steps to be taken to ensure 303 at-risk units in 6 projects are not lost through conversion to market rate units.	2006-2014	Ongoing program
Housing Impact Review	Review housing impacts of proposed City policies, programs & actions for consistency with RHNA.	2006-2014	Ongoing program
Housing for Agricultural Employees & Employee Housing	Amend Zoning Ordinance to comply with Health & Safety Code Sec. 17021.5 and 17021.6	2012	Zoning Ordinance Amendment completed October 2012
Fair Housing Services	City contracts with Housing Rights Center of LA to provide public information, training & investigation of fair housing complaints.	2008-2014	June 2012-June 2013 Total clients: 30 Female Heads of Household: 5 (17%) Seniors: 7 (23%) Disabled: 7 (23%) Extremely Low Income Level: 20 (67%) Low Income Level: 9 (30%) Moderate Income Level: 1 (3%)
Fair Housing Affirmative Marketing Practices	Provides information to managers of rental housing who participate in PAC.	2008-2014	Ongoing program
Temporary Dependent Units	Amend Zoning Ordinance to remove program that is no longer compliant with State law.	2012	Zoning Ordinance Amendment completed October 2012
Senior Housing	Develop households for persons 55 or older.	2006-2014	No new actions taken in 2013.
Housing for the Developmentally Disabled	Work with North LA Regional Center to implement outreach program.	2014	Ongoing program.
Transitional and Supportive Housing Facilities	Amend Zoning Ordinance to comply with SB 2	2012	Zoning Ordinance Amendment completed October 2012

South Antelope Valley Emergency Services Program (SAVES)	Provide administrative funding to program which provides services referrals, motel vouchers, emergency food and clothing to homeless and very low income individuals and families.	2006-2014	Funding for program is ongoing
Homeless Persons Facilities Designation	Amend Zoning Ordinance in compliance with SB 2 for homeless shelter by right in at least 1 zone.	2012	Zoning Ordinance Amendment completed October 2012
Handicap Access to Housing	Requests for Reasonable Accommodation may be made by any person with a disability.	2006-2014	Ongoing program to grant reasonable accommodation requests in accordance with the Zoning Ordinance
Residential Care Facilities	Amend Zoning Ordinance to remove constraints upon development of housing for persons with disabilities in accordance with SB 520.	2012	Zoning Ordinance Amendment completed October 2012
Energy & Water Conservation	Enforce Title 24 & GC Sec. 65591	2008-2014	Ongoing program
Neighborhood Improvement Program	Improve the quality of selected low and moderate income single family neighborhoods by enforcing compliance with building, safety, health, fire and other regulations	2006-2014	No new actions taken in 2013
Partners Against Crime (PAC)	Coordinates activities of code Enforcement, Housing, Sheriff's department, Public Safety, Public Works, Fire Department and LA County Health Services to address multiple problems of crime and poor property management and maintenance in multifamily housing.	2006-2014	Program operational and ongoing
Partners for a Better Palmdale	Strategic planning & programs for public safety & neighborhood development	2006-2014	Ongoing program
Transit Village Specific Plan and New Construction Affordability	A variety of denser housing types surrounding the Palmdale Transportation Center on 110 acres.	2007-2014	Certificate of Occupancy issued for 78 affordable units issued in 2013, 78 units in 2014 - permits for 46 affordable townhomes scheduled for 2014

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PALMDALE

Reporting Period 01/01/2013 - 12/31/2013

General Comments: